

CITY OF ABERDEEN

REQUIREMENTS FOR A ZONING RECLASSIFICATION

- 1) Request initiated by property owner.
- 2) The Zoning Administrator, as an agent of the City, may initiate a rezoning request if the Zoning Administrator determines that a mistake in the zoning has occurred during the last comprehensive rezoning or that there has been a substantial change in the character of the neighborhood. The Zoning Administrator shall be deemed an interested party and subject to the same submittal and notification requirements as a property owner.
- 3) Any request for a zoning reclassification by a property owner or contract purchaser, with the consent of the property owner, shall be submitted to the Zoning Administrator and shall include:
 - a) The location and size of the property.
 - b) A title reference or a description by metes and bounds, courses and distance.
 - c) The present zoning classification and the classification proposed by the applicant.
 - d) The names and addresses of all persons, organizations, corporation or groups owning land, any part of which lies within 500 feet of the property proposed to be reclassified as shown on the current assessment records of the State Department of Assessments and Taxation.
 - e) A statement of the grounds for the request, including:
 - i) A statement as to whether there is an allegation of mistake as to the existing zoning and, if so, the nature of the mistake and facts relied upon to support this allegation; and,
 - ii) A statement as to whether there is an allegation of substantial change in the character of the neighborhood and, if so, a precise description of such alleged substantial change.
 - iii) A statement as to whether the proposed classification is in conformance with the Comprehensive Plan and the reasons for the opinion.

- 4) A concept plan shall be submitted with the application. The concept plan shall illustrate the proposed general nature and distribution of land uses but need not include drawings prepared by an engineer.
- 5) The Planning Commission shall review applications for rezoning and submit its recommendation to the Council prior to public hearing.
- 6) Notice of public hearing shall be provided thirty (30) days prior to the scheduled hearing. A complete record of the hearing and the votes of all the Council shall be kept.
- 7) The Council shall make findings of fact in each specific case, including but not limited to the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the Planning Commission and the relationship of such proposed rezoning to the Comprehensive Plan.
- 8) The Council may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located since the last comprehensive zoning, or that there was a mistake in the last comprehensive zoning.
- 9) Any person aggrieved by the decision of the Council may appeal to the Circuit Court for Harford County within 30 days from the date of the decision.

(This is an excerpt from Chapter 235, Development Code, Section 13 Zoning Reclassification, Code of the City of Aberdeen.)

CITY OF ABERDEEN
APPLICATION FOR ZONING RECLASSIFICATION

Name of Property Owner:_____

Name of Contract Purchaser:_____

Address of Property Proposed to be rezoned:_____

Parcel #:_____ Tax Map #:_____

Present Zoning Classification:_____

Zoning Classification Proposed:_____

Rezoning Request Fee per Aberdeen Code, Chapter A550, Fees - \$1,000 plus publication and posting fee of \$200, plus City Attorney fees. [Amended 6-26-2000 by Ord. No. 569—00; 2-13-2006 by Ord. No. 688-06]